



**NOTICE OF PREPARATION  
AND  
NOTICE OF SCOPING MEETING**

**TO:** State Clearinghouse; Responsible Agencies; Trustee Agencies; Interested Parties

**FROM:** City of Milpitas

**SUBJECT:** 1000 Gibraltar Drive Project - Notice of Preparation of an Environmental Impact Report (EIR) and Notice of EIR Scoping Meeting

**LEAD AGENCY:** City of Milpitas  
Planning Department  
455 East Calaveras Boulevard  
Milpitas, CA 95035-5411  
Contact: Rozalynne Thompson, Senior Planner  
(408) 586-3278  
rthompson@ci.milpitas.ca.gov

**PROJECT APPLICANT:** Overton Moore Properties  
19300 South Hamilton Avenue  
Gardena, CA 90248  
Contact: Michael Johnson  
(949) 433-5127  
mjohnson@omprop.com

**NOTICE OF PREPARATION (NOP):** Pursuant to the California Environmental Quality Act (CEQA), notice is hereby given that the City of Milpitas will be the CEQA Lead Agency and will prepare a Draft Environmental Impact Report (EIR or Draft EIR) for the proposed project identified below. We are requesting comments on the scope and content of the Draft EIR by July 13, 2020.

**INTRODUCTION:** The purpose of an EIR is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the project.

The 1000 Gibraltar Drive Project Draft EIR will be prepared and processed in accordance with CEQA and the *CEQA Guidelines*. In accordance with CEQA, the Draft EIR will include the following:

- Summary of the proposed project and its potential environmental effects;
- Description of the proposed project;
- Description of the existing environmental setting, potentially significant environmental impacts, and mitigation measures;
- Alternatives to the proposed project;
- Cumulative impacts; and
- CEQA conclusions, including: 1) the growth-inducing impacts of the proposed project; 2) any significant environmental effects which cannot be avoided if the project is implemented; 3) any significant irreversible and irretrievable commitments of resources; and 4) effects found not to be significant.

**PROJECT LOCATION:** The 28.96-acre project site is located at 1000 Gibraltar Drive in the City of Milpitas. Regional access is provided by Interstate 680, which is approximately 0.5 miles east of the project site and Interstate 880, which is approximately 1.1 miles west of the project site.

**PROJECT DESCRIPTION:** Implementation of the proposed project involves the demolition of all existing on-site buildings, parking lots, and associated improvements. The proposed project consists of a new 491,040-square foot tilt-up concrete creative industrial building with two supporting offices at the northwest and southeast corners and surface parking on all sides of the building. Approximately 486,130 square feet of warehouse and 4,910 square feet of office space is proposed with 354 automobile parking spaces distributed in surface lots on all sides of the building and a total of 101 trailer stalls to the west and east of the building. Refer to the CEQA Initial Study prepared for the project for a more detailed project description at <http://www.ci.milpitas.ca.gov/1000gibraltardrive/>.

**PROBABLE ENVIRONMENTAL EFFECTS:** As discussed in more detail in the Initial Study, it is anticipated that the project may have potentially significant environmental effects in the following areas: Air Quality, Greenhouse Gas Emissions, Noise, and Transportation. The level of analysis for these subject areas may be refined or additional subject areas may be analyzed based on responses to this NOP, and/or refinements to the proposed project.

**REQUEST FOR COMMENTS:** Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than **July 13, 2020**. Please send your response to Rozalynne Thompson, Senior Planner, at the contact information shown above.

**NOTICE OF EIR SCOPING MEETING:** In addition, pursuant to California Public Resources Code §§ 21081.7, 21083.9, and 21092.2, the City of Milpitas will conduct an EIR scoping meeting for the same purpose of soliciting the views of interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and the City of Milpitas, as to the appropriate scope and content of the Draft EIR. Information on the scoping meeting can be accessed at <http://www.ci.milpitas.ca.gov/1000gibraltardrive>. Please contact Rozalynne Thompson, Senior Planner, at (408) 586-3278 or [rthompson@ci.milpitas.ca.gov](mailto:rthompson@ci.milpitas.ca.gov) for additional information.

DATE: June 12, 2020

Signature:   
Rozalynne Thompson, Senior Planner